

1.0 INTRODUCTION

1.1 INTRODUCTION

This Draft Environmental Impact Report (EIR) has been prepared in compliance with the California Environmental Quality Act (CEQA) Public Resources Code Section 21000 et seq., the *CEQA Guidelines* (Section 15000 et seq.) as promulgated by the California Resources Agency and the Governor’s Office of Planning and Research. The purpose of this environmental document is to assess the potential environmental effects associated with the Quarry Creek Master Plan (proposed project). The project proponent is Quarry Creek Investors, LLC.

The proposed Master Plan project is located in the northeastern quadrant of the City of Carlsbad, immediately south of State Route 78 (SR-78) and immediately west of the Quarry Creek Plaza shopping center, at the terminus of Marron Road (west of College Boulevard). The Master Plan project would allow the construction of 656 medium-high density and high-density residential units, expansive open space, public use areas, and supporting infrastructure on a 156-acre site, a portion of which is located within the limits of the former South Coast Quarry. The proposed project would permanently protect 87.9 acres of culturally and biologically sensitive land within the project site. Primary discretionary actions associated with the proposed project include, but are not limited to, General Plan Amendments to the City’s Land Use, Open Space and Conservation, and Circulation Elements, Zone Change, and Vesting Tentative Tract Map.

1.2 PURPOSE OF AN EIR

This EIR is intended to provide information to public agencies, the general public, and decision makers, regarding the project-specific and cumulative environmental impacts of the proposed project. Under the provisions of CEQA:

“The purpose of an environmental impact report is to identify the significant effects on the environment of a project, to identify alternatives to the project, and to indicate the manner in which those significant effects can be mitigated or avoided.” (Public Resources Code Section 21002.1(a).)

1.3 EIR ADEQUACY

The principal use of this Draft EIR is to evaluate and disclose potential environmental impacts associated with the implementation of the proposed project. An EIR is an informational document and is not intended to determine the merits or recommend approval or disapproval of a proposed project. Ultimately, the City of Carlsbad (City) decision-makers must weigh the environmental effects of a proposed project among other considerations, including planning, economic, and social concerns.

City staff will prepare a “staff report” that synthesizes pertinent environmental and planning information into a single document. The staff report will be presented to the City’s Planning Commission and the City Council. Given the important role of the EIR in this planning and decision-making process, it is imperative that the information presented in the EIR be factual, adequate, and complete. The standards of adequacy of an EIR, defined by Section 15151 of the *CEQA Guidelines*, are as follows:

“An EIR should be prepared with a sufficient degree of analysis to provide decision makers with information which enables them to make a decision which intelligently takes account of environmental consequences. An evaluation of the environmental effects of a proposed project need not be exhaustive, but the sufficiency of an EIR is to be reviewed in the light of what is reasonably feasible. Disagreement among experts does not make an EIR inadequate, but the EIR should summarize the main points of disagreement among the experts. The courts have looked not for perfection but for adequacy, completeness, and good faith effort at full disclosure.”

1.4 DOCUMENT ORGANIZATION

The content and format of this Draft EIR meet the current requirements of CEQA and the *CEQA Guidelines*. This Draft EIR is organized into eight sections with a supplemental appendices section, as described below, so the reader can easily obtain information about the proposed project and its specific issues.

Section 1.0 – Introduction: Describes the purpose and use of the Draft EIR and the organization of the Draft EIR. This section provides a description of the Notice of Preparation (NOP) and Scoping process, including a summary of comments received. A list of environmental topics addressed in the EIR is provided.

Section 2.0 - Executive Summary: Provides a summary of the potential impacts, mitigation measures of the proposed project and impact conclusions, and a summary of alternatives to the proposed project. Areas of controversy and issues to be resolved are discussed.

Section 3.0 – Project Description: Provides a detailed description of the proposed project, including on-site and off-site improvements, proposed land uses and project components, and discretionary actions. This section identifies the overall objectives for the project.

Section 4.0 – Environmental Setting: Describes the project site’s general environmental setting. A more detailed description of the environmental setting as it relates to each environmental issue area is provided in EIR Section 5.0.

Section 5.0 – Environmental Impact Analysis: Presents, for each environmental issue, the existing environmental setting and conditions before project implementation; regulatory environment; methods and assumptions used in impact analysis; thresholds for determining significance; impacts that would result from the project; mitigation measures that would eliminate or reduce significant impacts, and the level of significance of each impact area after implementation of mitigation.

Section 6.0 – Alternatives: Evaluates the environmental effects of the project alternatives, including the following: No Project/Existing General Plan (293 dwelling units); No Project/No Development Reduced Development Footprint (656 dwelling units); Existing HMP Hardline and Circulation Element (788 dwelling units); Special Use Area for Planning Area R-5 (656 dwelling units); No Development on the Panhandle Parcel (656 dwelling units); No Development on the Panhandle Parcel (506 dwelling units); and the No Direct Traffic Impact Alternative (250 dwelling units). Additionally, this section identifies an environmentally superior alternative.

Section 7.0 – Analysis of Long-term Effects: Identifies cumulative impacts, growth-inducing impacts, irreversible and irretrievable commitment to resources, and significant and adverse environmental impacts.

Section 8.0 – References: Identifies the documents (printed references) and individuals (personal communications) consulted in preparing this EIR, and also lists the individuals involved in preparing this EIR.

Appendices: Presents data supporting the analysis or contents of this EIR. All technical appendices and the Master Plan are provided electronically on a CD in a pocket at the end of this document. In addition, copies of these reports are on file at the City of Carlsbad Planning Division, 1635 Faraday Ave, Carlsbad, CA 92008 during normal business hours, and at the City’s libraries:

Georgina Cole Library
1250 Carlsbad Village Drive
Carlsbad, CA 92008

Dove Library
1775 Dove Lane
Carlsbad, CA 92011

1.5 NOTICE OF PREPARATION AND SCOPING MEETING

Development of the proposed project is subject to the requirements of CEQA because it is an action that has the potential to result in a physical change in the environment subject to discretionary approval by a public agency (in this case, the City of Carlsbad). The City of Carlsbad began the environmental review process pursuant to CEQA by sending out a NOP, including a project description and the preliminary site plan (Appendix A). The NOP was submitted to the State Clearinghouse, and was sent to all interested parties and agencies. The NOP was published in the North County Times on February 15, 2012 and filed with the County Clerk on March 1, 2012. The NOP was also provided on the City’s website. The CEQA required 30-day NOP review period began on February 15, 2012, and identified that the City intended to prepare an EIR for the proposed project. The NOP served as a chance for interested local public agencies and the general public to comment on the project and the scope and content of environmental issues to be examined in the EIR. Pursuant to CEQA, the NOP review period is a minimum of 30 days; however, due to public interest in the proposed project, the City extended the 30-day review period an additional eight days to March 23, 2012. Comments regarding the proposed project were received by the City and are included in Appendix A. Table 1-1 below provides a summary of the NOP comments received.

In addition, the City of Carlsbad held a public scoping meeting for the project on March 1, 2012, to further obtain input as to the scope of environmental issues to be examined in the EIR. Consistent with the City’s public noticing requirements, notices of the scoping meeting were mailed to all properties within a 600-foot buffer of the project site’s boundaries. The noticing area extended north of the SR-78 to include the southerly portions of the Costa Serena residential neighborhood, primarily on Gail Drive and Lile Street in Oceanside, the Calavera Hills neighborhood south of the site, generally located along Simsbury Court and Seabury Street, and residential areas generally located along Olympia Drive, Vancouver Street, and Concord Street. Approximately 20 persons attended the scoping meeting.

At the scoping meeting, members of the public were invited to ask questions regarding the proposed project and the environmental review process, and to comment in writing on the scope and content of the EIR. Written comments received during the 30-day review period for the NOP as well as during the public scoping meeting are included as Appendix A of this EIR.

Table 1-1. Summary of NOP Comments

Issue Raised	Response
<i>Governor's Office of Planning and Research</i>	
Transmittal Letter for the NOP to State Agencies	
<i>San Diego County Archaeological Society, Inc.</i>	
The San Diego County Archaeological Society requests to be included on the distribution list for the Draft EIR public review period and to receive appropriate technical reports.	The San Diego County Archaeological Society, Inc. has been included on the distribution list for the EIR and will be provided the appropriate technical reports.
<i>Pechanga, Temecula Band of Luiseño Mission Indians</i>	
The Pechanga Tribe requests to be included on the distribution list for the Draft EIR public review period and public noticing and meetings for the proposed project. Additionally, the tribe requests the City consult with them regarding cultural resources of concern to the tribe pursuant to SB 18.	Per the request, the Tribe has been included on the public noticing and distribution list for the EIR.
The Pechanga Tribe explains their specific cultural affiliation to lands within the project area.	A cultural resources report has been prepared and is discussed in EIR Section 5.5. As required under Senate Bill 18 (pursuant to California Government Code §§ 65352, 65352.3, and 65352.4), and as requested in their NOP comments, the City has initiated consultation with the Pechanga Tribe regarding the proposed project and cultural resources sensitive to the Tribe. Tribal Consultation efforts conducted by the City are described in EIR Section 5.5.
The Pechanga Tribe states that the project area is within an important and sensitive area for the Luiseno and includes Luiseno place names, Village Complexes, sacred places and other "tangible and intangible tribal heritage resources."	A comprehensive cultural resources evaluation is provided in EIR Section 5.5. Where significant impacts have been identified, mitigation measures are required to address such impacts. Preservation of culturally significant features, most importantly the El Salto Falls, is proposed as part of the Master Plan land use plan. Also, cultural resources monitoring is a recommended mitigation measure as outline in Section 5.5.
The Tribe expresses their concern about both the protection of unique and irreplaceable cultural resources, such as Luiseno village sites, sacred sites and archaeological items which would be displaced by ground disturbing work, and on the proper and lawful treatment of cultural items, Native American human remains and sacred items likely to be discovered in the course of construction.	
The Tribe is also concerned about the long term protection and preservation of resources, such as the El Salto Falls, from attractive nuisance issues and vandalism.	
<i>Costa Serena Architectural Committee</i>	
The Costa Serena Architectural Committee expresses concern regarding the financing burden of residential uses on the City of Oceanside as a result of services and utilities, including road maintenance, fire and paramedic services, and police services.	The Costa Serena Architectural Committee has been included on the public noticing and distribution list for the EIR. The City intends to provide notice to the Committee at least one month before the next public meeting.
Peak hour traffic congestion and emergency vehicle access are identified as an existing issue. Additionally, concerns related to the "National Historical Native American Site and the Hacienda," air pollution effects on the "Nationally Historic Hacienda" and "Wild Life Corridor" and flooding issues are expressed.	The environmental impacts associated with the provision of public services, such as fire protection and police services, serving the project area are analyzed in EIR Sections 5.13 and 5.15. A traffic impact analysis has been prepared for the proposed project and is included as a technical appendix to the EIR. The conclusions of the analysis are summarized in EIR Section 5.14.

Issue Raised	Response
<p>Additionally, this neighboring community, located in Oceanside, requests to be included on the public noticing and distribution list.</p>	<p>A cultural resources report has been prepared and the conclusions of the report are summarized in EIR Section 5.5.</p> <p>The impacts to biological resources with regards to the wildlife corridor are discussed in EIR Section 5.4.</p>
<i>Preserve Calavera</i>	
<p>Land Use. The Land Use analysis should include a consistency analysis of the project with SANDAG's Smart Growth Program, and specifically whether the Quarry Creek project is consistent with adopted criteria for a Community Center. Also, the Land Use analysis should address SANDAG's Sustainable Communities Strategy/2050 Regional Transportation Plan. Analyze land use compatibility with the adjacent Buena Vista Creek Ecological Preserve.</p> <p>Visual Impacts. There is a minimum of 6 areas that should be assessed for visual impacts including nearby parks/ecological reserves, public roadways such as SR-78 and Carlsbad Village Drive, and the Marron Adobe. Also, address the change in topography from natural slopes to manufactured slopes and identify mitigation in the area above Buena Vista Creek.</p> <p>Air Quality. Address blasting and associated health effects, house cracking and settlement, and dust. Include a blasting plan including telephone notification, other measures as appropriate.</p> <p>Geology Soils. Evaluate effects of new earthwork as it relates to contaminated soils on-site.</p> <p>Greenhouse Gas Emissions. Include a full discussion of the methodology used to assess GHG and the rationale used for the selection of the methodology.</p> <p>Hydrology and Water Quality. Provide full justification for need of a bridge to cross Buena Vista Creek. Address other drainage, hydrology, and water quality issues associated with both the construction and operational aspects of the proposed project. Address proposed BMP's and how they related to the Buena Vista Creek, which is an impaired water body. Address project's consistency with the City's Master Drainage Plan. Address proposed drainage basin maintenance activities.</p> <p>Biological Resources. Address wildlife movement through the project area and how the project meets standards for wildlife corridors, address wildlife undercrossings, and Zone 25 HMP Conservation Goals and Planning Standards. Address proposed biological buffers and edge effects. Also, address the disposition</p>	<p>The EIR analyzes the project's consistency with all applicable land use plans including SANDAG's Smart Growth Program and Sustainable Communities Strategy. Compatibility of project land uses with existing and planned adjacent land uses, including open space uses such as the ecological preserved are addressed. See EIR Section 5.10.</p> <p>A comprehensive visual analysis, which includes visual simulations at 10 locations is provided in EIR Section 5.1. These include views from adjacent open space areas, Carlsbad Village Drive, SR-78 and the Marron Adobe. The visual analysis includes an analysis of the change in topography.</p> <p>The potential environmental impacts associated with proposed blasting are evaluated in EIR Section 5.3 and 5.11.</p> <p>Potential hazards, including the potential presence of contaminated soils and on-going remediation efforts are addressed in EIR Section 5.8.</p> <p>EIR Section 5.7 and technical Appendix K provide a discussion of the methodology used for assessing GHG emissions associated with the proposed project.</p> <p>The proposed bridge is needed in order to complete an internal loop within the project site to ensure two full access points into and out of the project site. Please refer to EIR Section 3.0.</p> <p>EIR Section 5.9 and 5.15 address the project's impacts associated with hydrology, water quality, and drainage, including both construction and operational aspects of the project, and proposed project improvements that would address water quality and drainage concerns.</p> <p>Biological impacts associated with the proposed project are evaluated in Section 5.4 Biological Resources. This assessment addresses various aspects identified in the NOP comment related to wildlife corridors, wildlife under-crossings, HMP Conservation Goals and Planning Standards, biological buffers and edge effects, proposed trails and brush management.</p> <p>Public Services and Utilities are addressed in EIR Sections 5.13 and 5.15. Emergency response is also addressed in EIR Section 5.8.</p> <p>Project impacts to recreational facilities are addressed in EIR Section 5.13.</p>

Issue Raised	Response
<p>of SDG&E easements through the project site and how these create edge effects in areas proposed for open space. Address trails and potential impact of project trails in the ecological preserve. Also, whether brush management is within the development footprint or within preserved lands or buffers.</p> <p>Public Services. Address existing sewer line replacement and maintenance, access, evacuation of the site during an emergency, and emergency response times for emergency services from both Carlsbad and Oceanside.</p> <p>Recreation. Quantify the project's impacts on existing hiking trails.</p> <p>Traffic. The traffic analysis needs to be consistent with the City of Oceanside's Updated Circulation Element Revised Draft EIR. Discuss alternative transportation plans.</p> <p>Alternatives Analysis. Address current General Plan and Zoning, a reduced project to eliminate adverse traffic impacts, no development on the Panhandle parcel, and a range of housing units.</p>	<p>The traffic analysis is provided in EIR Section 5.14. This analysis is consistent with the City of Oceanside's Updated Circulation Element as recently adopted by the City.</p> <p>Section 6.0 provides an analysis of alternatives, including those requested in this NOP comment. Specifically, the EIR includes the following alternatives: No Project/Existing General Plan (293 dwelling units); No Project/No Development Reduced Development Footprint (656 dwelling units); Existing HMP Hardline and Circulation Element (788 dwelling units); Special Use Area for Planning Area R-5 (656 dwelling units); No Development on the Panhandle Parcel (656 dwelling units); No Development on the Panhandle Parcel (506 dwelling units); No Direct Traffic Impact Alternative (250 dwelling units); and an Alternative Location.</p>
<i>San Luis Rey Band of Mission Indians</i>	
<p>The San Luis Rey Tribe requests consultation pursuant to SB 18.</p>	<p>As required under Senate Bill 18 (pursuant to California Government Code §§ 65352, 65352.3, and 65352.4), the City has consulted with the San Luis Rey Band of Mission Indians regarding the proposed project and cultural resources sensitive to the Tribe. Tribal Consultation efforts conducted by the City are described in EIR Section 5.5.</p>
<i>Buena Vista Audubon Society</i>	
<p>The Buena Vista Audubon Society expresses concerns regarding environmental impacts associated with the proposed project, and in particular the density of the proposed project, with respect to impacts on the Buena Vista Creek riparian and upland habitat, and their regional wildlife and hydrology linkages, including the Buena Vista Creek Ecological Reserve and Buena Vista Lagoon Reserve.</p> <p>Additionally, the EIR should evaluate impacts with respect land use, visual aesthetics, air quality, geology and soils, greenhouse gas emissions, hydrology, biology, cultural resources, and traffic.</p> <p>The project's proposed road within the 50-foot planning buffer is not allowed, per deed restrictions placed on the site by the City of Oceanside as part of the Reclamation Plan, and is in violation of the Oceanside Draft Conservation Plan and the Carlsbad HMP.</p>	<p>EIR Section 5.4 Biological Resources and EIR Section 5.9 Hydrology and Water Quality. Potential impacts to Buena Vista Creek habitats, wildlife linkages and corridors, and hydrological linkages are addressed.</p> <p>The various other environmental issues listed in this comment are addressed in EIR Sections 5.1, 5.3, 5.4, 5.5, 5.6, 5.7, 5.9, 5.10, and 5.14.</p> <p>The project proposes a 100-foot environmental buffer and a 50-foot planning buffer, which is in addition to the 100-foot environmental buffer. No development is allowed within the 100-foot environmental buffer, with the exception of very minor encroachment at discreet locations for the placement of utilities. This does not conflict with the previous approvals associated with the Reclamation Plan.</p>

Issue Raised	Response
They state they are in concurrence with the detailed letter submitted by Preserve Calavera.	
<i>United States Fish and Wildlife Services and California Department of Fish and Game</i>	
<p>The Wildlife Agencies identified several concerns regarding the potential effects of this project on sensitive biological resources, and the proposed project's compliance with the requirements and standards of the City's Multiple Habitat Conservation Program (MHCP) Habitat Management Plan (HMP). The EIR for the proposed project must ensure and verify that all requirements and conditions of the HMP and Implementing Agreement are met. Potential issues include land use, landform alteration/visual quality, traffic/circulation, biological resources, drainage/urban runoff/water quality, noise and cumulative effects.</p>	<p>A biological technical report (BTR) has been prepared for the proposed project site that addresses all biological issues germane to the proposed project, including impacts to wetlands, sensitive species and habitats, irrespective of whether the species are covered by the HMP. The results of the BTR are incorporated into Section 5.4 of the EIR. The BTR is also included as technical appendix to the EIR.</p> <p>As discussed in EIR Section 3.0, a General Plan Amendment is being requested as part of the project approvals that would eliminate the extension of Marron Road through the Buena Vista Creek Ecological Preserve. The proposed Master Plan roadway network does not include this extension.</p>
<p>The EIR should also address biological issues that are not addressed in the HMP and Implementing Agreement, such as specific impacts to and mitigation requirements for wetlands or sensitive species and habitats that are not covered by the HMP and Implementing Agreement.</p>	<p>The comments related to difference between proposed HMP open space and other natural open space, analyze potential impacts to wildlife movement, design of the bridge, identify the locations of brush management zones, proposed 100-foot biological buffer and 50-foot planning buffer, and include brush management zones in development footprint are discussed primarily in EIR Sections 3.0 and 5.4.</p>
<p>The Wildlife Agencies support the project's proposal to eliminate Marron Road from the Circulation Element.</p>	<p>The status of the Reclamation Plan and relationship to the project is discussed primarily in EIR Sections 4.0 and 5.10.</p>
<p>Specific comments include discussing the difference between proposed HMP open space and other natural open space, analyze potential impacts to wildlife movement, design of the bridge, identify the locations of brush management zones, proposed 100-foot biological buffer and 50-foot planning buffer, and include brush management zones in development footprint.</p>	<p>The Master Plan provides a land use plan and development guidelines that would ultimately allow development of 656 residential units on the project site. There is no specific site plan development plan for a specific residential project within the Master Plan at this time. Pursuant to Master Plan Section 8, subsequent approvals will be required, such as planned development permits and site development plans, at the time specific development plans are proposed within each planning area.</p>
<p>Provide status of Reclamation plan and explain relationship between Reclamation plan and Master Plan.</p>	
<p>Explain why NOP states, "No development of units is proposed at this time."</p>	
<i>Native American Heritage Commission</i>	
<p>The Native American Heritage Commission (NAHC) encourages the City to contact the list of Native American contacts provided with respect to potential project impacts on cultural resources and obtain recommendations from these contacts with respect to the proposed project.</p>	<p>As required under Senate Bill 18 (pursuant to California Government Code §§65352, 65352.3, and 65352.4), the City has consulted with the appropriate tribes to address potential cultural resource concerns. Tribal Consultation efforts conducted by the City are described in EIR Section 5.5.</p>
<p>This comment also cites various federal and state regulations as they relate to the protection of cultural resources.</p>	

Issue Raised	Response
<i>Concerned Carlsbad Resident 1</i>	
Expresses concern regarding soil contamination and the "cancer cluster around Hope elementary."	EIR Section 5.8 analyzes potential hazards and hazardous materials impacts, including a discussion of soil contamination.
<i>Concerned Carlsbad Resident 2</i>	
This resident is opposed to the project due to traffic impact concerns and impacts to the areas natural resources.	<p>A traffic impact analysis has been prepared for the proposed project and is included as a technical appendix to the EIR. The conclusions of the analysis are summarized in Section 5.14 of the EIR.</p> <p>The impacts to public services, such as fire protection and police services, serving the project area are analyzed in Section 5.15 of the EIR. The impacts to natural/ biological resources are discussed in Section 5.4 of the EIR.</p>
<i>Concerned Carlsbad Resident 3</i>	
This resident is opposed to the project due to traffic impact concerns.	A traffic impact analysis has been prepared for the proposed project and is included as a technical appendix to the EIR. The conclusions of the analysis are summarized in Section 5.14 of the EIR.
<i>Michele Torres – Carlsbad Resident</i>	
Ms. Torres is opposed to the project due to traffic impact concerns.	A traffic impact analysis has been prepared for the proposed project and is included as a technical appendix to the EIR. The conclusions of the analysis are summarized in Section 5.14 of the EIR.
<i>Tom Gardner – Carlsbad Resident</i>	
What schools (elementary, middle and high school) would be attended by the school aged children who will live in the Quarry Creek development.	The Carlsbad Unified School District is responsible for managing the district boundaries. Hope Elementary School, Calavera Middle School, and Carlsbad High School are anticipated to be the schools assigned to the project area. Section 5.13 analyzes the impacts to the Carlsbad Unified School District.
<i>Patrice Danaher – Carlsbad Resident</i>	
Project's proposal to develop 656 units whereas the General Plan identifies 160 units. Project site is a key acquisition as open space. Project impacts on traffic, degradation of the falls, and reduction in open space for recreational and biological resources. Additionally, project's impact on water supply.	<p>The existing General Plan Residential Low Medium (RLM) land use designations for the project site would accommodate a total of 293 dwelling units. Last year, the City Council identified the site as a location that the City could partially fulfill its Regional Housing Needs Allocation as defined by the State. During the City General Plan Housing Element update, the 100-acre Reclamation parcel of the Quarry Creek site (old Quarry) was allocated 506 dwelling units to meet this need. The Master Plan project site comprises a total of 156 acres; therefore, the remainder of the site, often referred to the Panhandle site, has an additional development potential of 71 units. The project is preserving 87.9 acres of open space. The existing Quarry Reclamation plan has placed the falls and a surrounding buffer in a perpetual open space easement for their protection.</p> <p>Also adopted in 2004 was the Habitat Management Plan (HMP). Under the HMP, the Quarry creek property was given a specific number of acres of habitat to preserve (referenced as a "hardline area"). The project proposes to provide roughly 9.85 additional acres of open space than identified in the revised HMP hardline. An Open Space and Trails Ad Hoc Citizen's Advisory Committee did review a variety of properties for open space acquisition. The properties selected were of better habitat value and connected with existing open</p>

Issue Raised	Response
	<p>space areas to provide for a better comprehensive open space plan. Additional properties in Carlsbad have been and are in the process of being purchased for mitigation land and preserved as open space.</p> <p>A traffic impact analysis has been prepared for the proposed project and is included as a technical appendix to the EIR. The conclusions of the analysis are summarized in Section 5.14 of the EIR.</p> <p>A water supply assessment has been prepared for the proposed project and is included as a technical appendix. The conclusions of the water supply assessment are discussed in Section 5.15 of the EIR.</p>
<i>Nina Hall – Carlsbad Resident</i>	
<p>Ms. Hall expresses concern over the impact of the proposed development to El Salto Falls and the Buena Vista Creek Valley, as well as water quality impacts to the ocean. The project's conflict with the City's General Plan with respect to number of dwelling units. In addition, Ms. Hall expresses concern over the proposed road within the buffer along Buena Vista Creek, traffic impacts, air quality, reduction of open space, and noise.</p>	<p>These NOP comments iterate potential environmental issues identified in preceding NOP comments listed above. Please refer to the preceding responses.</p>
<i>Bruce Coons – Save Our Heritage Organization (SOHO)</i>	
<p>This comment requests that the EIR analyze the impacts to the Marron Adobe, El Salto Falls and archeological resources within the project area with respect to historic "view scape," setting, feeling, land forms and association. Additionally, Mr. Coons requests the visual impacts with regards to the view of the Marron Adobe be analyzed and should be avoided.</p>	<p>A cultural resources report has been prepared and the conclusions of the report are summarized in Section 5.5 of the EIR. Additionally, the impacts to historic resources are analyzed in Section 5.5. Visual impacts are analyzed in Section 5.1 of the EIR.</p>

1.6 ENVIRONMENTAL TOPICS ADDRESSED

Pursuant to *CEQA Guidelines* Section 15060(d), if a lead agency can determine that an EIR will be clearly required for a project, the agency does not need to prepare an Initial Study and can begin work directly on the EIR. Because the City did not prepare a formal Initial Study for the proposed project, all CEQA environmental issue areas are addressed in the EIR. Specifically, the following environmental topics are analyzed in this Draft EIR.

- Aesthetics
- Agriculture and Forestry Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Geology and Soils
- Greenhouse Gas Emissions/Global Climate Change
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Noise
- Population and Housing
- Public Services
- Transportation and Traffic
- Utilities and Service Systems

1.7 EIR PROCESSING

This Draft EIR has been distributed to affected federal, state, regional, county, and city agencies and interested parties for a 45-day review period in accordance with Section 15087 of the *CEQA Guidelines*. In addition, this Draft EIR, including supporting technical documentation, is available to the general public for review during normal operating hours at the City of Carlsbad Planning Division at 1635 Faraday Ave, Carlsbad, CA 92008. Copies are available to the public upon payment of a charge for reproduction. Copies are also available for review at the following locations: (1) City Clerk's Office, 1200 Carlsbad Village Drive; (2) Georgina Cole Library, 1250 Carlsbad Village Drive; and (3) Carlsbad Main Library, 1775 Dove Lane. The Draft EIR is also posted on the City of Carlsbad's official website at www.carlsbadca.gov.

1.8 COMMENTS REQUESTED

Interested parties may provide written comments on the Draft EIR before the end of the 45-day public review and comment period. Written comments on the Draft EIR must be submitted to:

Van Lynch, Senior Planner
City of Carlsbad Planning Division
1635 Faraday Ave
Carlsbad, CA 92008

Following the 45-day public review and comment period for the Draft EIR, the City will prepare a written response for each written comment received on the Draft EIR. The written comments and City responses to those comments, as well as any required EIR changes, will be incorporated into a Final EIR. The Final EIR will be certified by the City at the time the project is considered for approval.